

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

52 YARCOMBE CRESCENT CRAIGIEBURN VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Craigieburn

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

33 WOKING STREET CRAIGIEBURN VIC 3064	\$540,000	28-Mar-23
25 CLASSIC PLACE CRAIGIEBURN VIC 3064	\$530,000	29-Mar-23
40 OSCAR CIRCUIT ROXBURGH PARK VIC 3064	\$490,000	20-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 June 2023



33 WOKING STREET CRAIGIEBURN VIC 3064 Sold Price **\$540,000** Sold Date **28-Mar-23**

 3  1  2

Distance **0.22km**



25 CLASSIC PLACE CRAIGIEBURN VIC 3064 Sold Price **\$530,000** Sold Date **29-Mar-23**

 3  1  1

Distance **0.92km**



40 OSCAR CIRCUIT ROXBURGH PARK VIC 3064 Sold Price ^{RS} **\$490,000** Sold Date **20-May-23**

 3  2  2

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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